To Whom It May Concern,

The subject property is a Stripes Convenience Store located in the City of Laredo. The store operates 24 hours a day and provides neighborhood-serving retail services, including the sale of food items, non-alcoholic beverages, tobacco products, packaged alcoholic beverages, and other convenience merchandise typically associated with convenience store use.

The convenience store is staffed by approximately 22 employees, distributed across multiple shifts to support continuous 24-hour operations. The requested Conditional Use Permit will not result in an increase in the number of employees, nor will it alter existing staffing levels or work schedules.

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the installation and operation of a wine-based margarita machine within the existing convenience store. The proposed margarita machine will dispense wine-based alcoholic beverages only and will be operated in full compliance with all applicable local, state, and federal regulations.

The Conditional Use Permit is required to obtain the appropriate on-premise permit from the Texas Alcoholic Beverage Commission (TABC). No expansion of the building, change in hours of operation, or alteration to the existing site layout is proposed as part of this request.

The requested use is compatible with the existing commercial character of the area and is consistent with the current operation of the convenience store. The proposed use is not expected to generate adverse impacts related to traffic, noise, parking, or public safety beyond those already associated with the existing use of the property.

Approval of this Conditional Use Permit will allow the applicant to enhance customer service offerings while maintaining compliance with City of Laredo zoning regulations and TABC requirements.

Sincerely,

Tessa Ilaoa
Licensing Agent
214-901-8788

To Whom It May Concern,

Our Team at 7-11 is currently expanding our Laredo Taco Margarita concept throughout South Texas. During this expansion, we have selected 27 stores in the City of Laredo. To comply with Texas ABC requirements, we have applied for an on-premises BG permit. We will legally be allowed to serve for on-premises consumption, but we have found that most of our consumers purchase this with the intention of consumption at home.

The "Margarita" is a wine-based product distributed by L&F Distributors and manufactured by MPACT Beverages out of Houston. This is a Texas made product. This wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV for Classic. This product has already rolled out in several communities quite successfully.

Employees will complete Texas ABC training that includes age verification & safe serving recommendations. As a responsible retailer, we have also set up age verifications prompts at our point of sales to require age verification for every purchase.

Stores Selected: (Sorted by ZIP Code)

78040

- 40898 – 602 Washington St., Laredo, TX 78040
- 40908 – 2004 Santa Maria Ave., Laredo, TX 78040
- 40909 – 2701 San Bernardo Ave., Laredo, TX 78040
- 40910 – 1101 San Bernardo Ave., Laredo, TX 78040

78041

- 40907 – 3919 San Bernardo Ave., Laredo, TX 78041
- 40912 – 2501 E. Del Mar Blvd., Laredo, TX 78041
- 40916 – 101 W. Del Mar Blvd., Laredo, TX 78041
- 40917 – 5900 McPherson Rd., Laredo, TX 78041
- 40922 – 5301 McPherson Rd., Laredo, TX 78041
- 40924 – 4506 Bencha Dr., Laredo, TX 78041
- 40928 – 7120 Bob Bullock Loop, Laredo, TX 78041

78043

- 40890 – 602 Prada Machin Dr., Laredo, TX 78043
- 40896 -4320 SH 359, Laredo, TX 78043
- 40897 – 2402 Blaine St., Laredo, TX 78043
- 40899 – 602 N. Zapata Hwy., Laredo, TX 78043
- 40903 – 3410 N. Arkansas Ave., Laredo, TX 78043
- 40905 – 1701 N. Arkansas Ave., Laredo, TX 78043

78045 and 78046

- 40913 – 2441 San Isidro Pkwy., Laredo, TX 78045
- 40920 – 9304 Mines Rd., Laredo, TX 78045
- 40921 – 8612 McPherson Rd., Laredo, TX 78045
- 40925 – 111 Willow Oak, Laredo, TX 78045
- 40891 – 3710 S. Zapata Hwy., Laredo, TX 78046
- 40893 – 101 Sierra Vista Blvd., Laredo, TX 78046
- 40894 – 3302 La Pita Mangana Rd., Laredo, TX 78046
- 40895 – 3920 Aguanieve Dr., Laredo, TX 78046
- 42274 – 3302 Lomas Del Sur Blvd., Laredo, TX 78046

Thanks,

Adrian Poulisse
Senior Store Innovation Analyst
Cypress Waters | 3200 Hackberry Road | Irving, Texas | 75063
W 972.828.1820 JC 615.306.8615 | Adrian.Poutisseg7-11.com

7-ELEVEn

- The days and hours during which margaritas will be offered. **7 Days a Week from Restaurant Open to Restaurant Close.**
- How the beverages will be served, including details regarding sealed containers and compliance with applicable regulations. **Served in closed containers.**
- The procedures in place to ensure customers do not leave the premises with open containers. **Employees are trained by TABC.**
- Operational controls and employee training related to alcohol sales and monitoring. **Employees are trained by TABC.**
- Feedback and performance from locations currently offering margaritas, including:
    - Any operational issues or complaints. **No issues or complaints.**
    - Any citations, violations, or enforcement concerns. **No citations, violations or enforcement concerns.**
    - Customer and community response to the program. **Customers are excited about the program.**
    - Any impacts on store operations, safety, or neighboring businesses. **No.**

As submitted via email correspondence. - DG